REVISED : 10-13-00 CITY
REVISED : 10-25-00 CITY
REVISED : 11-02-00 CITY
REVISED : 11-09-00 CITY
REVISED : 11-16-00 CORP OF ENGR

GRADING PLAN
THE ESTATES AT DAMES PARK
THE VILLAS AT DAMES PARK
SEPT. 5, 2000 98-9946A

EXISTING TREES TO REMAIN
PROPERTY N/F
KELLERMAN, DONALD*BECKERLE, DOLORA*KIEL, KAREN
1430/57
ZONING : "R-1", P.U.D.
PROPOSED 100 YEAR FLOOD PLAIN LIMITS
O'FALLON
CLEARING LIMITS
COMMON GROUND
PHASE ONE/PLAT ONE (VILLAS)
PARK RIDGE DRIVE (60' WIDE)
PHASE ONE/PLAT TWO
PHASE TWO
GRADING LIMITS (TYPICAL)
EXISTING TREES TO REMIAN
MIN. BSMT. = 465.2
MIN. SILL = 468.00
100 YEAR FLAIN LIMITS 467.00
PROPERTY N/F
BAMPTON, DENNIS AND SANDRA JOAN
6947/387
ZONING : "A" ST. CHAS. COUNTY
MISSOURI STATE HIGHWAY P
PROPERTY N/F
KELLERMAN, DONALD & ROSEMARY
2049/219
PROPERTY N/F
MASSMAN, JAMES
841/27 AND ANNA
PROPERTY N/F
DES GRANE ESTATE
ZONING : R-2* O'FALLON
PROPERTY N/F
MUDD, MARY* PEASEL, LAURA* DAMES, AGNAS AND RITA
1562/1166
ZONING : "A" ST. CHAS. COUNTY
PROPOSED STORM CONCRETE SWALE (SEE SHEET 26 OF 32)
BASIN "A"
25 YR. H.W. = 461.70
30 ROCK @ 15' 449.00 B-6
MIN. BSMT. = 465.8
MIN. BSMT. = 471.1
MIN. BSMT. = 472.2
MIN. BSMT. = 474.3
MIN. BSMT. = 476.0
MIN. BSMT. = 476.6
MIN. BSMT. = 476.4
MIN. BSMT. = 477.0
EXISTING 100 YEAR FLOOD PLAIN LIMITS ELEV. = 467.00
6" DEEP X 10' WIDE EMERGENCY SPILLWAY
PHASE ONE/PLAT ONE (ESTATES)
COMMON GROUND
NOTE :
NEW PATHWAY WILL BE CONSTRUCTED AT GRADE WITH NO EARTHEN FILLS. MAXIMUM SLOPE TO BE 1:12 (8.33%).
NOTE :
SEE SHEET 11 OF 32 FOR OFFSITE SANITARY SEWER EXTENSION.
PROPOSED 100 YEAR FLOOD PLAIN LIMITS ELEV. = 467.00
EXISTING 100 YEAR FLOOD PLAIN LIMITS ELEV. = 467.00
R-1 & R-2 ZONING
EXISTING DRIVE (TYP.)
EXISTING TELEPHONE CABLE (TYP.)
EXISTING GUY WIRE
EXISTING UTILITY POLE
EDGE OF ASPHALT
EXISTING CURB

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CAUTION !!!!
NOTE :
AERIAL AND BURIED VERIZON FIBER OPTIC CABLE IN THIS AREA. CONTACT CARL OWENS AT (636) 332-7392

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

E:\dwg\98-9946\Grading.dwg Thu Nov 16 13:21:31 2000 STL4 30 PAP